

Meeting Minutes

Meeting Name	<i>Wolfe Pointe - Board of Directors Meeting</i>		
Date	January 21, 2026	Meeting Type	In Person
Start & End Time	6:28-8:15		Lewes Lingo Office

Participants

Tom Hartley	David Levenson	Jim Zambito			
Terri Hollingsworth	Jane Nathan	Sarah Reinhold			
RJ Keller	Cathy Zambito				

Agenda Items

Agenda Item #	Agenda Topic
1	<p><i>Call Meeting to Order - Record meeting start time, take attendance & establish quorum.</i></p> <p>Cathy called the meeting was called to order at 6:30pm All Board members in attendance December Minutes were presented, motion for approval, seconded and unanimously approved. Sarah Reinhold made presentation of Traffic and Safety Committee's work Committe will make contact with DeIDOT for best practices</p>
2	<i>Committee Reports</i>
2A	<p>Finance - Jim</p> <p>Approval of 2026 Wolfe Pointe Operating Budget of \$179.8 thousand Income Statements and Budget reports to be posted on community site Review of Operating vs. Reserve Expenditures Request made for Microsoft 365 for better organization and communication approved (approx \$750/ year)</p>
2B	<p>Roads, Grounds & Swales - R J Keller</p> <p>Paving project is on hold for better weather Snow stakes have been installed by volunteers Speed humps have been removed and stored Garden Committe meetings and dates TBD</p>
2C	<p>ARC - Cathy</p> <p>Proposed Guideline changes approved by Atty., final copy to be sent to Board for approval.</p>
2D	<p>Community Connectio Jane</p> <p>Kathy Halada is leading the group's welcoming program to community 2026 calander of events to include Easter Egg, July 4th, Cool @ Pool, Pool Party, Caroling, Canal Cruise</p>

Agenda Items - Continued

Agenda Item #	Agenda Topic	
2	<i>Committee Reports - continued</i>	
2E	Pool - David Review pool rules for any necessary updates Consideration of raising unsupervised age at pool to 18 based on insurance recommendation Consideration of cameras at the pool to ensure proper use of facility	
2F	Tennis - Tom No current updates	
3	<i>News, Updates & Comments</i> None	
4	<i>Old Business</i> None	
5	<i>New Business</i> WPB meetings moving to 3rd Tuesday of each month to allow for most up to date finance info	
6	<i>Next Meeting</i> February 17th @ Northrop office on Route 1 North	
7	<i>Adjournment</i> Adjourned at 8:15pm.	

